



CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736

PHONE 352-429-2141
FAX 352-429-3852

Groveland City Council
City Manager Report
August 17, 2015

Pending Action items:

- Upon advice from our city consultants "SMW GeoSciences, Inc." I have prepared a letter of comment in response to the "**Draft 2035 Water Resources Protection and Water Supply Strategies Plan.**" It is not surprising, but it is concerning that the CFWI projections are again rather conservative in the area of recognizing our growth. I have great and continued concerns that CFWI has not or are not concerned with making projections that adequately consider our population growth demands. We need projections that truly reflect supply needs of south lake county's population growth. I argue that growth is at least a part of water demand and supply challenges and therefore should be weighted in the decision process. The city and the water district have been at an impasse primarily because the district is using numbers from CFWI and those numbers appear to not resemble the population growth trends.
(Please see attachment 1)
- Due to several water quality related concerns in the Osprey Nest Circle neighborhood. The city has taken additional samples of the water and have sent them off to the lab to ensure that the water meets all state and local guidelines.

Report from the Desk of the City Manager:

- Police Citizen Advisory Board (CAB) - The City Manager's Office is moving forward with interviews of interested citizens who has expressed interest of volunteering on the CAB ; due to the number of interested citizens, citizens that have already submitted applications and have undergone satisfactory background reviews and interviews will be considered first for serving on the seven member board. Should there be vacant positions after the initial selection process those positions will be available for applicants who submit this date forward.
- Citizen Compliment - regarding a job well done during an utility install at Largo Katrina (please see attachment 2).
- CIP Budget Workshop: Public Private Partnership (PPP) Presentation - The example of the PPP that involved Florida Department of Transportation, the County of Miami-Dade, the City of Miami; and, the Miami Access Tunnel LLC. (the private sector investment consortium used in the Port of Miami Tunnel project) has proved that the framework of financing capital improvement projects today on committed future anticipated funds can be the strategy to move Groveland's "Top Priority" CIP projects forward in the near future (workshop presentation - attachment 3).

Follow-up / Reminder Items:

- The City Manager's Office continues to accept new ideas from citizens, city staff, and community stakeholders, as the City moves forward with establishing itself as a "Premier City". The city will continue to benchmark programs, initiatives, and services against the top 10 small communities that have been identified by CNN Money "America's Best Places to Live". These communities are not only thriving economically, they are also maximizing family friendly amenities, well ran government, and strong community involvement. Anyone interested in learning more are encouraged to contact the City Manager's Office at (352) 429-2141 x250.
 1. Sharon, Massachusetts - (781) 784-1500 www.sharonma.org
 2. Louisville, Colorado - (303) 666-6565 www.louisvilleco.gov
 3. Vienna, Virginia - (703) 255-6300 www.viennava.gov
 4. Chanhassen, Minnesota - (952) 227-1100 www.ci.chanhassen.mn.us
 5. Sherwood, Oregon - (503) 625-5522 www.sherwoodoregon.gov
 6. Berkeley Heights, NJ - (908) 464-8150 www.berkeleyheightstwp.com
 7. Mason, Ohio - (513) 229-8500 www.imaginemason.org
 8. Papillion, Nebraska - (402) 597-2000 www.papillion.org
 9. Apex, North Carolina - (919) 249-3400 www.apexnc.org
 10. West Goshen Township, PA - (610) 696-0900 www.wgoshen.org

Events:

Box Car Race August 29th

The City of Groveland is looking for energetic, dedicated individuals, who are not afraid of a little fun! With the 2015/2016 race schedule set to begin in August, we are in need of volunteers to help make this program a success. This is an opportunity to promote families working together to teach young people basic skills of workmanship along with the spirit of competition. For more information please contact Race Director, John Bomm at www.cmbboxcarracing.com or call 352-708-4207.

Keep Groveland Beautiful - Hwy 50 clean-up September 19th

Tired of seeing the trash along Hwy 50? We are fortunate in our county to have free resources to dispose of used tires, hazards, e-waste, bulky items, and more. We are looking for Volunteers to participate in a clean-up in our area. Keep Lake County Beautiful is dedicated to help get the word out about resources, and engage and motivate our citizens to participate in keeping Groveland Beautiful.

A Tribute to our Veterans October 23rd

It is my pleasure to report that the City of Groveland has secured commitment for a hour and ten minute concert with the United States Army (Jazz Ambassadors) Field Band. From Boston to Baghdad, Tampa to Tokyo, the United States Army Field Band has been thrilling audiences of all ages for more than 65 years. The City of Groveland will be the site of this treasured event that promises not to be back to our area for another 2 years.

(Attachment 1)



August 15, 2015

South Florida Water Management District
CFWI Comments
ATTN: Dean Powell
Water Supply Bureau
3301 Gun Club Road
West Palm Beach, FL 33406

Dear, Mr. Powell;

Regarding the CFWI projections, I have great and continued concerns that CFWI has not or are not concerned with making projections that adequately consider our population growth demands. We need projections that truly reflect supply needs of south lake county's population growth. I argue that growth is at least apart of water demand and supply challenges. CFWI projections should be used for conceptual planning purposes and not practical uses such as consumptive use permits. The city and the St. John Water District has been at an impasse primarily because the district is using numbers from CFWI and those number appears to not resemble the population growth trends. Therefore yielding results that don't reflect our needs and will ultimately result in substantially making water more expensive. I also fear that this could lead or incentivize more individual wells that will result in putting more pressure on depleting the Upper Floridian Aquifer.

Thank you for your time and consideration in this matter.

Respectfully Submitted,

Redmond Jones II
City Manager

(Attachment 2)

Utilities Hook-up Lago Katrina

Chuck Jordan [cavalierworldwide@mac.com]

Sent: Fri 8/7/2015 2:59 PM

To: Steve Guba

Cc: James Huish; Redmond Jones; Lisa Cortese

Steve,

As you well know, recently your staff (Jacob and others) did a hook-up of water service to new homes across the street. The work involved the removal of a section of our sidewalk, an area of our sod and excavation of soil to access water connects.

While this is not a huge job, you and I did have an opportunity to communicate about how this work area would be restored to it's original condition.

I wanted to take this opportunity to extend my thanks to Jacob, you and your staff for following through to insure that our sidewalk was repaired, that our irrigation system was functioning properly and the sod was restored.

Thank you for your diligence and the professionalism of your staff who were courteous, helpful and conscientious through this process.

Cordially,

Chuck Jordan
307 Lago Lane
(407) 719-3093

(Attachment 3)



Groveland
Economic
Development



Budget Workshop Capital Improvement Plan

Presentation on Public Private Partnership and Strategy for
Municipal Complex, HWY 50, and Coast to Coast Trail

Presented by City Manager

Why Our Top Priorities Connect



Coast to Coast Trail



HWY 50 Realignment



Municipal Complex

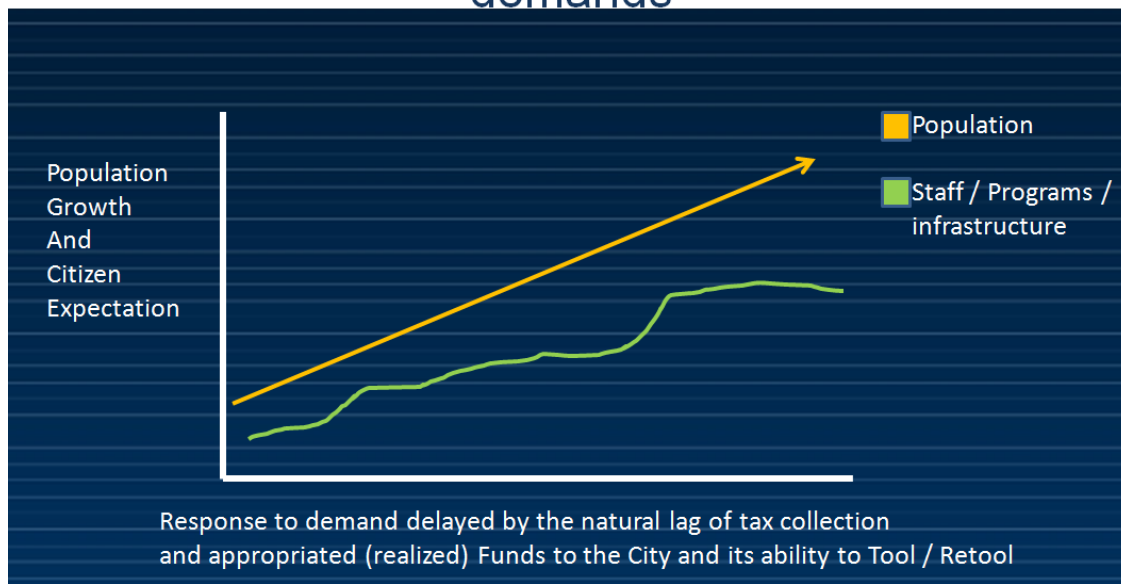
Police, Public Services, City Hall, Fire / Sub Station



If We Try to Fund These Projects Individually
We Could Not Afford Any of Them !!!



Knowing that Growth is always ahead of
staff's ability to meet service level
demands



Public Private Partnership (PPP)

Definition:

- ❑ “A Public-Private Partnership (PPP) is a contractual agreement between a public agency (federal, state or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public. In addition to sharing of resources, each party shares in the risks and rewards in the delivery of the service and/or facility.”

The National Council for Public-Private Partnership

What PPP Can DO



- Leverage private sector innovation.
- Produce optimum risk allocation.
- Design/build/operate synergies.
- Yield cost savings & efficiencies.
- Relieve Debt From Public Stakeholder(s).
- Accelerate project delivery.

What PPP Can NOT DO



- Be a source of free money or Funding.
- Be the way of financing projects that can't pay for themselves.
- Be a means for implementing bad projects.

PPP are more than just a theory... It's a reality.

Florida

PUBLIC PRIVATE PARTNERSHIPS
Florida Statue 287.05712



- I-75 in Lee / Collier Counties
- I-95 Express Lane Phase 1
- US-1 18-mile Stretch
- I-95 Widening / Pineda Causeway
- Palmetto Expressway Section 2
- I-595 Improvements
- Port of Miami Tunnel
- US 19
- Palmetto Expressway Section 5
- I-4 Connector

Why does a PPP make sense for Groveland?

Coast to Coast Trail	\$ 1.3 M (780 k)
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HWY 50 Realignment	\$ 32 M
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Municipal Complex	\$ 9.2 M
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Police, Public Services, City Hall, Fire / Sub Station

Accelerated Project Delivery



Access / Leverage of Private Financing (without carrying debt)

City Manager's Report

- SR 50 Realignment Update: Our March 25th meeting with FDOT 5th District Secretary, Noranne Downs went extremely well. The topic of the meeting was to continue to press forward the city's request for Right-of-Way Acquisition Funding for the Groveland SR 50 Realignment. Ms. Downs agreed that our project is a priority for the Fifth District of FDOT as well, and she forwarded me an aggressive scenario for ROW and Construction that would place the 50 Realignment project in the Tentative Five Year Plan.

	FY 16	17	18	19	20	Total
ROW	\$450k	\$7.41m	\$7.20m	\$2.83m	\$2.28m	\$20.17m
Construction			\$11.7m			\$11.7m
						\$31.87m

If we can get FDOT to participate in the PPP with a funding guarantee of its five year plan. Then the private sector could use private lending (us banks / foreign banks), private equity, Self-funding, and private activity bonds).

Access / Leverage of Private Financing (without carrying debt)

If we can get FDOT to commit \$32m in State Funding, the private sector would be excited to front the funding for all our needed projects (estimated at \$42 million); This proposal would be considered a project that would show very manageable risk with approximately 80% ROI in the first 5 years.

The remainder will be secured with a "Lease-to-Own Agreement" with the City. Typical investments of this nature can be as long as 50 years. Although, investors will derive market rate interest, long-term arrangements can benefit the City of Groveland by having manageable budgeted payments and the use of assets without carrying the debt for said asset. If negotiated, it can also allow the government to derive revenues from its activities in managing that asset.

With proper leverage the local government partner would not be required to make its first payment until after the state funds have been paid (which is estimated to be 3 years after the project is completed). Thus, building in a grace period in the financing package.

Access / Leverage of Private Financing (without carrying debt)



Potential Asset Management Revenues



Can We Afford It?

- ❑ A PPP is the only way the City could move forward on municipal Complex which would include a City Council Chambers, Police Department Facilities, Fire Department Sub-Station, Public Services.
- ❑ Structured and Negotiated properly, the City could realign its payments for the property known as the Tractor Supply property after the term has been satisfied in 2019; to cover the new lease payments.
- ❑ With the time to prepare and the opportunity to potentially gain new revenues for wise asset management, this project and finance approach could increase city cash flows. Even opening the opportunity for lowering taxes or reinvesting in further downtown improvements.

Next Steps

- ☐ FDOT – limited to the amount of projects or funds that can be used in PPP's. Currently, they are reviewing that amount and if it will be possible to pursue such an option for the 50 HWY Realignment.
- ☐ Prepare a letter to FDOT expressing the City of Groveland's interest in pursuing a PPP and its interest to include several project enhancements the city is interested in underwriting via a leasing and transfer contract.
- ☐ Request Planning Meeting FDOT.
- ☐ Work to develop a project justification, PPP resolution, and a review process that considers RFP, RFQ, and unsolicited proposal review.

Questions

